

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, APRIL 17, 2012**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Paul Fontaine, Jr.
Andrew Van Hazinga
Jeff Anderson (Associate member)

MEMBERS ABSENT: Kristin Sweeney Moore
Mike Hurley

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:00 p.m. in the Veteran's Room, First Floor, City Hall.

Communications

26 Willow St. Student Housing project – Street address has been changed to 45 North St. The primary access will be from North St. Developer Russell Barnaby will send invitation to Board to do a walk-thru of the building when it is safe to do so.

80 South St. – per condition of ZBA decision, the # of parking spaces on site is proposed to be reduced from 20 to 6. Will need parking relief from Planning Board. Special Permit application to be submitted for May meeting.

MBTA has filed a Notice of Intent for the Wachusett Station project. Site plan is available for Board to review.

Community Health Connection, Burbank campus -- Have heard that they may not be making improvements to Drepanos Drive due to lack of funds. But it was a condition of the Board's approval, so they need to comply or else ask the Board for a modification.

Meeting Minutes

Motion made & seconded to approve minutes of the March 20 Planning Board meeting with minor correction. Vote unanimous to approve.

ANR plans

Tibbett Circle, Lot 16

Proposed split of Lot 16 from the 24 acre rear parcel. Lot 16 was on original subdivision plan, but later had been consolidated into rear parcel (site of detention basin). Board had questions about whether this was supposed to part of the open space in the subdivision and if remaining frontage for the rear parcel is not on Mt. Elam Rd., whether that frontage is practical access to the stormwater detention basin. Board deferred action until next meeting in order to clarify.

Minor Site Plan Review

Quality Fab, 64 Sawyer Passway

Proposing a 1,500 sq. ft. addition to the left side of building, adjacent to Nashua River.
An additional leaching catchbasin to be added to take care of additional roof runoff and surrounding area.

Board also reviewed Building Elevation Plan.

Motion made & seconded to Approve the Minor Site Plan.
Vote unanimous in favor.

Public Hearings

None.

OTHER BUSINESS

Board agreed to hold the May meeting one week earlier, Tuesday May 8th.

Informal review – proposed retail development Merriam Ave. / South St., Lisciotti Development

Greg Lisciotti & Andrew Manning presented plan for informal discussion. Parcel on Fitchburg/Leominster line. Building will be 10,000 sq. ft. total. 2,700 sq. ft. will be for bank w/ drive-up window. There could be multiple tenants. Plan to be finished w/ construction by end of 2012.

Access from South Street on the Fitchburg side will be a “Right-in/Right-out” driveway. There will also be an access on Merriam Ave. on the Leominster side.

Mr. DiPasquale raised concern with traffic cutting across from Twin Cities Plaza & making U-turn to enter the site. Lisciotti willing to pay for “NO U-Turn” sign there.

Board wants to direct existing traffic to exit on South Street at the traffic signal.

Ms. Caron: There should be no left turn exiting onto Merriam Ave., otherwise it will block southbound traffic to Rt. 2.

Q: Rooftop mechanical equipment? Will we be looking down at roof of building?

Greg: Site will be raised 13 feet for present grade. 13,000 cu. yds. of fill will be brought in to make it level w/ street.

Ms. Caron suggested beefing up landscaping. He will look into it.

Dumpster (on Leominster side of city line) will be screened by vegetation.

Greg will look into screening dumpster at the Dollar Tree on Water Street. Dollar Tree now controls the site.

Mr. Van Hazinga: With new trash ordinance, they risk having unauthorized use of dumpster, if not closed off.

The public hearing on the Site Plan review will be held next meeting, May 8th, a week early.

Flat Rock Rd. - “Scenic Road” designation ?

Agreed to contact chairman of City Property committee & gauge interest in whether they would like to revive the petition. The original petitioner who is unavailable. Should probably give notice to Flat Rock Road property owners, though, since it's been two years since the last time this was considered.

Extension - Special Permit #2006-18, Parks-Cramer redevelopment, 68 Airport Rd. & 25 Newport St.

Board reviewed written request for extension. The conversion of the Parks-Cramer building on Newport St. to condos never occurred. There was also a freestanding building to the left of Vogue Plaza on the approved plan that was never built.

Brian Rehrig of Renco Management, Inc. had written a letter requesting an extension of time. He was unavailable for meeting.

Discussion about which conditions are the responsibility for which part of the development.

If condo project never is constructed, how does the condition requiring off-site improvements get satisfied? Who is responsible, or it is split between the two property owners?

To check: Did Planning Board okay an in-kind contribution for off-site improvements, and if, so get DPW's estimate of the value of the work done

Miscellaneous:

Bill French owes the Board a quarterly report on sand removal operation.

Pappas, Mt. Elam Peak subdivision - Need timetable for completion of the subdivision roads and getting them accepted as a public way.

Jeff Anderson mentioned that he is researching establishing an Arts Overlay District for Main St.

Meeting adjourned: 8:20 p.m.

Next meeting: May 15, 2012